



State

	Total Value	Net Present Value
Mega Project Tax Credits	\$1,296,093,750	\$1,060,590,504
Sales Tax Exemption on Construction Materials	\$320,400,000	\$302,264,151
Amazon Academy of Georgia	\$161,365,495	\$152,231,599
State Grant	\$100,000,000	\$94,339,623
Total State Incentives	\$1,877,859,245	\$1,609,425,876

Local

	Total Value	Net Present Value
Lease Purchase for Property Tax Abatement	\$57,156,000	\$36,217,130
Local Grant	\$25,000,000	\$18,400,218
Impact Fees	\$5,250,000	\$4,952,830
Total Local Incentives	\$87,406,000	\$59,570,178

	Total Value	Net Present Value
Total Incentives (possible to estimate at this time)	\$1,965,265,245	\$1,668,996,054

Cumulative		2019/2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16
Building (spst)	\$	500,000	1,000,000	1,500,000	2,000,000	2,500,000	3,100,000	3,700,000	4,300,000	4,900,000	5,500,000	6,100,000	6,480,000	6,860,000	7,240,000	7,620,000	8,000,000
Investment	\$	300,000,000	600,000,000	900,000,000	1,200,000,000	1,500,000,000	1,860,000,000	2,220,000,000	2,580,000,000	2,940,000,000	3,300,000,000	3,660,000,000	3,888,000,000	4,116,000,000	4,344,000,000	4,572,000,000	4,800,000,000
Employment		2,500	5,625	8,750	11,875	15,000	18,750	22,500	26,250	30,000	33,750	37,500	39,875	42,250	44,625	47,000	49,375
Payroll	\$	250,000,000	562,500,000	875,000,000	1,187,500,000	1,500,000,000	1,875,000,000	2,250,000,000	2,625,000,000	3,000,000,000	3,375,000,000	3,750,000,000	3,987,500,000	4,225,000,000	4,462,500,000	4,700,000,000	4,937,500,000

	Notional Value	Net Present Value	Discount Rate
Mega Tax Credit	\$ 1,296,093,750	\$ 1,060,590,504	6%

Amazon HQ2 Proposed Project Details

Incremental																																		
	2019/2020		2021		2022		2023		2024		2025		2026		2027		2028		2029		2030		2031		2032		2033		2034		2035		Sum of Years	Reported Numbers
	Year 1		Year 2		Year 3		Year 4		Year 5		Year 6		Year 7		Year 8		Year 9		Year 10		Year 11		Year 12		Year 13		Year 14		Year 15		Year 16			
Building (sqft)	500,000		500,000		###		500,000		500,000		600,000		600,000		600,000		600,000		600,000		600,000		380,000		380,000		380,000		380,000		380,000		8,000,000	8,000,000
Investment	\$ 300,000,000	\$	300,000,000	\$	300,000,000	\$	300,000,000	\$	300,000,000	\$	360,000,000	\$	360,000,000	\$	360,000,000	\$	360,000,000	\$	360,000,000	\$	360,000,000	\$	228,000,000	\$	228,000,000	\$	228,000,000	\$	228,000,000	\$	228,000,000	\$	4,800,000,000	
Employment	2,500		3,125		3,125		3,125		3,125		3,750		3,750		3,750		3,750		3,750		3,750		2,375		2,375		2,375		2,375		2,375		49,375	50,000
Payroll	\$ 250,000,000	\$	312,500,000	\$	312,500,000	\$	312,500,000	\$	312,500,000	\$	375,000,000	\$	375,000,000	\$	375,000,000	\$	375,000,000	\$	375,000,000	\$	375,000,000	\$	237,500,000	\$	237,500,000	\$	237,500,000	\$	237,500,000	\$	237,500,000	\$	4,937,500,000	
Cumulative																																		
	2019/2020		2021		2022		2023		2024		2025		2026		2027		2028		2029		2030		2031		2032		2033		2034		2035			
	Year 1		Year 2		Year 3		Year 4		Year 5		Year 6		Year 7		Year 8		Year 9		Year 10		Year 11		Year 12		Year 13		Year 14		Year 15		Year 16			
Building (sqft)	500,000		1,000,000		1,500,000		2,000,000		2,500,000		3,100,000		3,700,000		4,300,000		4,900,000		5,500,000		6,100,000		6,480,000		6,860,000		7,240,000		7,620,000		8,000,000			
Investment	\$ 300,000,000	\$	600,000,000	\$	900,000,000	\$	1,200,000,000	\$	1,500,000,000	\$	1,860,000,000	\$	2,220,000,000	\$	2,580,000,000	\$	2,940,000,000	\$	3,300,000,000	\$	3,660,000,000	\$	3,888,000,000	\$	4,116,000,000	\$	4,344,000,000	\$	4,572,000,000	\$	4,800,000,000	\$		
Employment	2,500		5,625		8,750		11,875		15,000		18,750		22,500		26,250		30,000		33,750		37,500		39,875		42,250		44,625		47,000		49,375			
Payroll	\$ 250,000,000	\$	562,500,000	\$	875,000,000	\$	1,187,500,000	\$	1,500,000,000	\$	1,875,000,000	\$	2,250,000,000	\$	2,625,000,000	\$	3,000,000,000	\$	3,375,000,000	\$	3,750,000,000	\$	3,987,500,000	\$	4,225,000,000	\$	4,462,500,000	\$	4,700,000,000	\$	4,937,500,000	\$		



Sales & Use Tax Exemption on Construction Materials

Estimated Percentage of Investment that is Materials 75.0%

Sales Tax Rate for City of Atlanta 8.9%

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Value of Exemption	\$ 10,012,500	\$ 10,012,500	\$ 20,025,000	\$ 20,025,000	\$ 20,025,000	\$ 20,025,000	\$ 24,030,000	\$ 24,030,000	\$ 24,030,000	\$ 24,030,000	\$ 24,030,000	\$ 24,030,000	\$ 15,219,000	\$ 15,219,000	\$ 15,219,000	\$ 15,219,000	\$ 15,219,000

	Total Value	Net Present Value	Discount Rate
Sales & Use Tax Exemption on Construction Materials	\$ 320,400,000	\$ 302,264,151	6%



Amazon Workforce, Education, and Relocating Incentives	One-Time/ Annual Benefits	10 Year Total	10 Year NPV
Amazon Academy (On-Site, Georgia Tech, Augusta, and Virtual Campuses)			
I. University System of Georgia Degree and Continuing Education Programs (Amazon Campus, Georgia Tech Campus, Virtual Campus)	\$ 32,120,000	\$ 96,200,000	\$ 90,754,717
a. Design and construction of facility and equipment purchase to meet customized training needs	\$ 24,000,000	\$ 24,000,000	\$ 22,641,509
b. Program Development (One-time One year Costs)	\$ 1,000,000	\$ 1,000,000	\$ 943,396
c. Professors and operating costs for newly established Specialized Degree	\$ 5,000,000	\$ 50,000,000	\$ 47,169,811
d. 20,000 sq. ft. of dedicated space located on Georgia Tech campus	\$ 720,000	\$ 7,200,000	\$ 6,792,453
e. Design and Development of Simulations for Cloud Based Learning	\$ 1,200,000	\$ 12,000,000	\$ 11,320,755
f. Dedicated Amazon Liaison to provide continuous program feedback and improvements	\$ 100,000	\$ 1,000,000	\$ 943,396
g. Continuous On-Campus Recruiting	\$ 100,000	\$ 1,000,000	\$ 943,396
II. Technical College System of Georgia Customized Training Programs (Amazon Campus and Other Technical College Facilities)	\$ 6,200,000	\$ 53,000,000	\$ 50,000,000
a. Ongoing instructors and operations costs	\$ 4,000,000	\$ 40,000,000	\$ 37,735,849
b. Equipment refreshment to meet changing technology needs	\$ 1,200,000	\$ 12,000,000	\$ 11,320,755
c. Curriculum development deployed to technical college's statewide to broaden Amazon recruitment network	\$ 1,000,000	\$ 1,000,000	\$ 943,396
III. Hull McKnight Georgia Cyber Innovation and Training Center Space (Augusta Campus)	\$ 1,040,000	\$ 12,165,495	\$ 11,476,882
a. 15,000 sq. ft. of dedicated space in the Hull McKnight Georgia Cyber Innovation and Training Center	\$ 540,000	\$ 7,165,495	\$ 6,759,901
b. Access to cyber range and various resources located at the center.	\$ 500,000	\$ 5,000,000	\$ 4,716,981
Total Potential Incentives	\$ 39,360,000	\$ 161,365,495	\$ 152,231,599

Amazon HQ2 Proposed Project Details

Incremental

	2019/2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Sum of Years	Reported Numbers
Building (left)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16		
Investment	500,000	500,000	###	500,000	500,000	600,000	600,000	600,000	600,000	600,000	600,000	380,000	380,000	380,000	380,000	380,000	8,000,000	8,000,000
Employment	\$300,000,000	\$300,000,000	\$300,000,000	\$300,000,000	\$300,000,000	\$360,000,000	\$360,000,000	\$360,000,000	\$360,000,000	\$360,000,000	\$360,000,000	\$228,000,000	\$228,000,000	\$228,000,000	\$228,000,000	\$228,000,000	\$4,800,000,000	\$4,800,000,000
Payroll	2,500	3,125	3,125	3,125	3,125	3,750	3,750	3,750	3,750	3,750	3,750	2,375	2,375	2,375	2,375	2,375	48,375	50,000
	\$250,000,000	\$312,500,000	\$312,500,000	\$312,500,000	\$312,500,000	\$375,000,000	\$375,000,000	\$375,000,000	\$375,000,000	\$375,000,000	\$375,000,000	\$237,500,000	\$237,500,000	\$237,500,000	\$237,500,000	\$237,500,000	\$4,937,500,000	

Cumulative

	2019/2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Year 12 2031	2032	Year 14 2033	Year 15 2034	Year 16 2035
Building (left)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12 2031	2032	Year 14 2033	Year 15 2034	Year 16 2035
Investment	500,000	1,000,000	1,500,000	2,000,000	2,500,000	3,100,000	3,700,000	4,300,000	4,900,000	5,500,000	6,100,000	6,480,000	6,860,000	7,240,000	7,620,000	8,000,000
Employment	\$300,000,000	\$600,000,000	\$900,000,000	\$1,200,000,000	\$1,500,000,000	\$1,860,000,000	\$2,220,000,000	\$2,580,000,000	\$2,940,000,000	\$3,300,000,000	\$3,660,000,000	\$3,880,000,000	\$4,116,000,000	\$4,344,000,000	\$4,572,000,000	\$4,800,000,000
Payroll	2,500	5,625	8,750	11,875	15,000	18,750	22,500	26,250	30,000	33,750	37,500	39,875	42,250	44,625	47,000	49,375
	\$250,000,000	\$62,500,000	\$87,500,000	\$118,750,000	\$150,000,000	\$187,500,000	\$225,000,000	\$262,500,000	\$300,000,000	\$337,500,000	\$375,000,000	\$3,987,500,000	\$4,225,000,000	\$4,462,500,000	\$4,700,000,000	\$4,937,500,000



State Grant (REBA)

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
State Grant*	\$ 100,000,000												

*The value will be disbursed to Amazon HQ2, via the local development authority (likely Invest Atlanta), as the company provides evidence of eligible expenses.

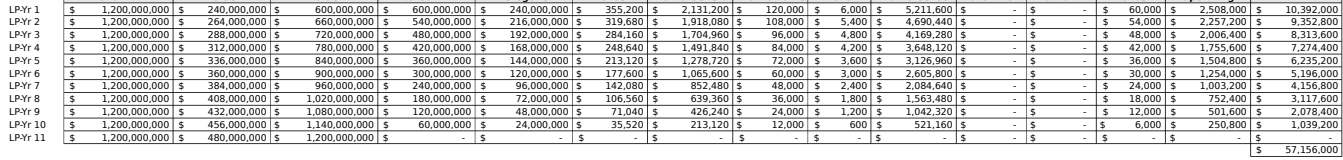
	Total Value	Net Present Value	Discount Rate
State Grant	\$ 100,000,000	\$ 94,339,623	6%

Amazon HQ2 Proposed Project Details

Incremental	2019/2020		2021		2022		2023		2024		2025		2026		2027		2028		2029		2030		2031		2032		2033		2034		2035		Sum of Years	Reported Numbers	
Building (sqft)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30	Year 31	Year 32	Year 33	Year 34	Year 35
Investment	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
Employment	2,500	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	49,375
Payroll	\$250,000,000	\$312,500,000	\$312,500,000	\$312,500,000	\$312,500,000	\$312,500,000	\$312,500,000	\$312,500,000	\$312,500,000	\$312,500,000	\$312,500,000	\$312,500,000	\$312,500,000	\$312,500,000	\$312,500,000	\$312,500,000	\$312,500,000	\$312,500,000	\$312,500,000	\$312,500,000	\$312,500,000	\$312,500,000	\$312,500,000	\$312,500,000	\$312,500,000	\$312,500,000	\$312,500,000	\$312,500,000	\$312,500,000	\$312,500,000	\$312,500,000	\$312,500,000	\$312,500,000	\$312,500,000	\$4,937,500,000
Cumulative	2019/2020		2021		2022		2023		2024		2025		2026		2027		2028		2029		2030		2031		2032		2033		2034		2035				
Building (sqft)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30	Year 31	Year 32	Year 33	Year 34	Year 35
Investment	\$500,000	\$1,000,000	\$1,500,000	\$2,000,000	\$2,500,000	\$3,000,000	\$3,500,000	\$4,000,000	\$4,500,000	\$5,000,000	\$5,500,000	\$6,000,000	\$6,500,000	\$7,000,000	\$7,500,000	\$8,000,000	\$8,500,000	\$9,000,000	\$9,500,000	\$10,000,000	\$10,500,000	\$11,000,000	\$11,500,000	\$12,000,000	\$12,500,000	\$13,000,000	\$13,500,000	\$14,000,000	\$14,500,000	\$15,000,000	\$15,500,000	\$16,000,000	\$16,500,000	\$17,000,000	\$17,500,000
Employment	2,500	5,625	8,750	11,875	15,000	18,125	21,250	24,375	27,500	30,625	33,750	36,875	40,000	43,125	46,250	49,375	52,500	55,625	58,750	61,875	65,000	68,125	71,250	74,375	77,500	80,625	83,750	86,875	90,000	93,125	96,250	99,375	102,500	105,625	108,750
Payroll	\$250,000,000	\$562,500,000	\$875,000,000	\$1,187,500,000	\$1,500,000,000	\$1,812,500,000	\$2,125,000,000	\$2,437,500,000	\$2,750,000,000	\$3,062,500,000	\$3,375,000,000	\$3,687,500,000	\$4,000,000,000	\$4,312,500,000	\$4,625,000,000	\$4,937,500,000	\$5,250,000,000	\$5,562,500,000	\$5,875,000,000	\$6,187,500,000	\$6,500,000,000	\$6,812,500,000	\$7,125,000,000	\$7,437,500,000	\$7,750,000,000	\$8,062,500,000	\$8,375,000,000	\$8,687,500,000	\$9,000,000,000	\$9,312,500,000	\$9,625,000,000	\$9,937,500,000	\$10,250,000,000	\$10,562,500,000	\$10,875,000,000



Lease Purchase Bond (for property tax incentives)	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032 Total
Value* <td>\$</td> <td></td> <td></td> <td></td> <td>-</td> <td>10,392,000</td> <td>9,352,800</td> <td>8,311,600</td> <td>7,274,400</td> <td>6,235,200</td> <td>5,196,000</td> <td>4,156,800</td> <td></td> <td>57,156,000</td>	\$				-	10,392,000	9,352,800	8,311,600	7,274,400	6,235,200	5,196,000	4,156,800		57,156,000
*This assumes the company will move out of temporary space and into its new building(s) beginning in 2023. This timeframe will be adjusted as the company's construction schedule is solidified.														
	Total Value	Net Present Value	Discount Rate											
Lease Purchase	\$ 57,156,000	\$ 36,217,130	6%											



Amazon HQ2 Proposed Project Details

Incremental	2019/2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Sum of Years	Reported Numbers
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16		
Building (net)	500,000	500,000	500,000	500,000	500,000	500,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	360,000	8,500,000
Investment	\$ 300,000,000	\$ 300,000,000	\$ 300,000,000	\$ 300,000,000	\$ 300,000,000	\$ 360,000,000	\$ 360,000,000	\$ 360,000,000	\$ 360,000,000	\$ 360,000,000	\$ 360,000,000	\$ 360,000,000	\$ 360,000,000	\$ 360,000,000	\$ 360,000,000	\$ 360,000,000	\$ 228,000,000	\$ 4,800,000,000
Employment	2,500	3,125	3,125	3,125	3,125	3,125	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	49,375	50,000
Payroll	\$ 250,000,000	\$ 312,500,000	\$ 312,500,000	\$ 312,500,000	\$ 312,500,000	\$ 375,000,000	\$ 375,000,000	\$ 375,000,000	\$ 375,000,000	\$ 375,000,000	\$ 375,000,000	\$ 375,000,000	\$ 375,000,000	\$ 375,000,000	\$ 375,000,000	\$ 375,000,000	\$ 4,937,500,000	

Cumulative	2019/2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	
Building (net)	500,000	1,000,000	1,500,000	2,000,000	2,500,000	3,000,000	3,600,000	4,200,000	4,800,000	5,400,000	6,000,000	6,600,000	7,200,000	7,800,000	8,400,000	9,000,000	
Investment	\$ 300,000,000	\$ 600,000,000	\$ 900,000,000	\$ 1,200,000,000	\$ 1,500,000,000	\$ 1,860,000,000	\$ 2,220,000,000	\$ 2,580,000,000	\$ 2,940,000,000	\$ 3,300,000,000	\$ 3,660,000,000	\$ 4,020,000,000	\$ 4,380,000,000	\$ 4,740,000,000	\$ 5,100,000,000	\$ 5,460,000,000	
Employment	2,500	5,625	8,750	11,875	15,000	18,125	21,250	24,375	27,500	30,625	33,750	36,875	40,000	43,125	46,250	49,375	
Payroll	\$ 250,000,000	\$ 562,500,000	\$ 875,000,000	\$ 1,187,500,000	\$ 1,500,000,000	\$ 1,812,500,000	\$ 2,125,000,000	\$ 2,437,500,000	\$ 2,750,000,000	\$ 3,062,500,000	\$ 3,375,000,000	\$ 3,687,500,000	\$ 4,000,000,000	\$ 4,312,500,000	\$ 4,625,000,000	\$ 4,937,500,000	



Local Grant (Economic Opportunity Fund)

Value*	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 25,000,000

*This distribution schedule is for example purposes only. The actual distribution schedule will be negotiated in a Grant Agreement with Invest Atlanta. All Economic Opportunity Fund Grants are subject to the approval of the Atlanta City Council and the Invest Atlanta Board of Directors.

Economic Opportunity Fund	Total Value	Net Present Value	Discount Rate
	\$ 25,000,000	\$ 18,400,218	6%

[illegible]



City of Atlanta	
Incentives	\$ 87,406,000
City of Atlanta Infrastructure Investment	\$ 2,227,006,075
Big Ideas Around Incentives	\$ 8,153,000
Total	\$ 2,412,565,075



Site Specific Commitments and Investments		
Neighborhood	Lease Purchase ¹	Total
Midtown	\$ 57,156,000	\$ 57,156,000
Quarry Yards	\$ 57,156,000	\$ 57,156,000
South Downtown	\$ 57,156,000	\$ 57,156,000
Old Fourth Ward	\$ 57,156,000	\$ 57,156,000

Citywide Commitments and Programs		
Economic Opportunity Fund*	Invest Atlanta will offer an Economic Opportunity Fund (EOF) Grant to Amazon. This offer is based on the company's expected creation of 50,000 jobs and a capital investment of \$5 billion. We reserve the right to adjust the dollar value of the grant if the stated job and investment targets are reduced from these figures or not achieved. The jobs created by the company must meet quality standards and grant funds must be used for the company's investment in the City and approved purposes. Funds are disbursed to the company as job creation and investment milestones are met, as negotiated in a grant agreement with Invest Atlanta.	\$ 25,000,000
		\$ 25,000,000

Impact Fees		
Impact Fees*	The COA will recommend to City Council a waiver of 50% of impact fees owed for Amazon for new construction over 5 million square feet. The following value is based on 8 million square feet. The COA will recommend to City Council to offset the non-waived balance of impact fees owed by Amazon for any qualifying system improvements made by Amazon within the City dedicated to the public, such as roads, public safety improvements, parks, etc. on a dollar to dollar basis, including impact fee credits above such basis.	\$ 5,250,000
		\$ 5,250,000

Total Incentives	\$ 87,406,000
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1. Lease Purchase benefit was calculated on a Phase I investment of \$1.2 billion and the benefit is over a 10 year period. This value could be less if company invests less or chooses a building that is under an existing lease purchase structure. A more accurate estimate can be provided once the actual building and investment is known.

*All bond and tax credit programs, grants and programatic actions require approval from either the Atlanta City Council, the Invest Atlanta Board of Directors, the Atlanta Board of Education, the HJIA Airport Authority, the MARTA board and/or affiliated entities.



Site Specific Infrastructure Investment						
Neighborhood	City Public Infrastructure Investments ¹					Total
	TSPLOST Investments ²	Parks & Rec Investments	Watershed Investments	The Atlanta BeltLine Inc. ³	Public Works	
Midtown	\$ 25,635,064	\$ 3,290,000	\$ 14,754,350	\$ -	\$ 8,666,480	\$ 52,345,894
Quarry Yards	\$ 71,089,237	\$ 1,816,000	\$ 23,071,000	\$ 905,650,000	\$ 8,111,860	\$ 1,009,738,097
South Downtown	\$ 73,162,623	\$ 942,500	\$ 11,076,496	\$ -	\$ 50,554,262	\$ 135,735,881
Old Fourth Ward	\$ 72,264,685	\$ 41,045,000	\$ 1,632,000	\$ 905,650,000	\$ 8,594,518	\$ 1,029,186,203
Total Capital Infrastructure						\$ 2,227,006,075

1. City's commitment to improve the public space around your location, improving the accessibility to your employees and business environment that you wish to create.

2. In 2016, City of Atlanta voters approved a special purpose local option sales tax for transportation - a T-SPLOST - for four-tenths of a penny or an additional 4 cents on a \$10 purchase. This T-SPLOST will generate approximately \$300 million over a five-year period to fund significant and expansive transportation projects citywide. These T-SPLOST investments are within 0.3 miles of these sites.

3. The Atlanta BeltLine, Inc. is prepared to be collaborative in responding to the project's place-making requirements in the proposed ways (all subject to negotiation)

Big Ideas Around Incentives*		
Equity Capital Partner	In the event Amazon selects a site in the City of Atlanta upon which a new building is to be developed and leased to Amazon in order to satisfy the Project's Phase I HQ2 requirements as described in this RFP, an Atlanta-based commercial real estate investment company, which specializes in providing equity capital for the development or acquisition of office properties in the southeastern United States, has committed (subject only to the execution by the appropriate parties of a mutually acceptable space lease) to invest the required equity capital and procure from a third party lender the required debt for the timely development of Phase I of HQ2. This commitment essentially eliminates any risk to Amazon that the capital (equity and debt) required to develop a new office building, which will serve as Phase I of HQ2, cannot be procured in time to meet the Phase I schedule described in this RFP.	Estimated Line of Credit: \$7,000,000
Net Bond Proceeds Benefit	If Downtown South is selected as the location, CIM commits to allocating \$8 million in economic benefit from the Westside Tax Allocation District in net bond proceeds to the company. The benefit will be realized in a way that is agreed upon by both the company and CIM.	\$ 8,000,000
Pre/Post Flight Airport Lounge @ Hartsfield Jackson Atlanta International Airport	Hartsfield Jackson Atlanta International Airport (HJAIA) will designate an area within the terminal concourse to establish a premiere pre/post flight lounge for a year. The lounge is for the exclusive use of company employees with work stations, small conference room, information board/monitors and light refreshments. In addition, the company will have access to fifty (50) parking spaces at no cost for a year.	\$ 150,000
Amazon Experience Center @ Hartsfield Jackson Atlanta International Airport	<p>Majestic Carter Mixed Use, LLC ("Majestic Carter") is developing a world class hotel and conference center seamlessly connected to the Hartsfield Jackson Atlanta International Airport Domestic Terminal ("Project"). This Project includes a luxury hotel with more than 500 guest rooms, approximately 40,000 square feet of meeting and conference space, dining amenities, and 50,000 square feet of Class "A" office space. The site also provides a "one-of-one" marketing and branding opportunity for corporate sponsors at the front door to Atlanta. Marketing and branding promotional platform includes large and small format digital media, static displays, and event spaces with projected daily impressions exceeding 750,000 views per day.</p> <p>Majestic Carter is prepared to lease an agreed upon amount of Class "A" office space to Amazon at a Return on Cost of 8.5% to 9.25% based upon the nature of the improvements. The square footage of the real property improvements will be mutually agreed by Majestic and Amazon and the total costs will be arrived utilizing an open book method. Majestic Carter is also prepared to offer development of additional facilities on the Project site as well as an additional site immediately West of the hotel with approximately 13.5 acres of land suitable for office, mixed use, or hospitality. Majestic Carter is also pleased to offer unparalleled marketing and branding opportunities at competitive market rates.</p>	To be determined
MARTA Dedicated Car	MARTA would commit to exploring the possibility of adding an Amazon-dedicated car to the MARTA train which can be used to distribute products throughout the city. Agreement would be subject to approval of the MARTA board. Based on location, MARTA will commit to working with the City of Atlanta on the MARTA 0.5 cent sales tax investments to the MARTA station that can enhance the connectivity of employees accessing the site.	To be determined
Street Renaming Opportunity	Opportunity for street renaming around HQ2 campus: Amazon Lane, Alexa Way, Prime Place, Kindle Rd., etc.	\$ 3,000
Homebuyer Employee Incentives	Through its home ownership program, Invest Atlanta will provide financial assistance to qualifying employees interested in becoming homeowners in the City of Atlanta. Invest Atlanta's housing team will provide in-house seminars to ensure that employees are aware of special incentives and programs. This incentive is based on 150 employees receiving the benefit.	Estimated total value to 150 employees: \$1,500,000
Center for Control Disease (CDC)	The CDC Foundation will support knowledge transfer, access to researchers and a global health initiative in conjunction with CDC.	To be determined
Social Impact Funding	The Atlanta Emerging Markets Inc. (AEMI) will offer \$7 million of Federal New Markets Tax Credit Allocation to support the non-profit organization of Amazon HQ2's choice.	\$7,000,000 to a non-profit of Amazon's choice
Total Big Ideas Around Incentives		\$ 8,153,000

*Please note that all bond and tax credit programs, grants and programmatic actions require approval from either the Atlanta City Council, the Invest Atlanta Board of Directors, the Atlanta Board of Education, the HJAIA Airport Authority, the MARTA board and/or affiliated entities. There are also incentives listed above from organizations that have expressed interest in establishing a partnership with Amazon HQ2.